

TYPE III DEVELOPMENT & ENVIRONMENTAL REVIEW, STAFF REPORT & RECOMMENDATION

Form DS1402



Project Name: BlossomWood Farm

Case Number: PLD2003-00044; SEP2003-00083; FLP2003-00036;
VAR2003-00047; EVR2003-00050

Parcel Numbers: Tax lots 1/3 (106300) and 2/4 (106330) located in the SW Quarter of Section 7, Township 2 North, Range 2 East of the Willamette Meridian

Request: The applicant is requesting to subdivide an approximate 6.23-acre parcel into 34 single-family residential lots in the R1-6 zone district utilizing the density transfer provisions. The applicant is also requesting a variance to the side and front yard setbacks. A portion of the property is located in the floodplain.

Applicant: Talbitzer Homes
Attn: Tony Glavin
15708 E. Mill Plain
Vancouver, WA 98684

Property Owners: Anthony & Susan Glavin Norrene L. Hale
15708 SE Mill Plain Boulevard 6611 NE 56th Avenue
Vancouver, WA 98684 Vancouver, WA 98661

Contact Person: MacKay & Sposito, Inc.
Attn: Mark Person or Henry Diaz
1703 Main Street
Vancouver, WA 98660

Location: 6710 NE 58th Avenue, 6611 NE 56th Avenue

Area: Approximately 6.23 acres

RECOMMENDATION

Approve subject to Conditions of Approval

Team Leader's Initials: _____ **Date Issued:** _____

Public Hearing Date: October 30, 2003

County Review Staff:

	<u>Name</u>	<u>Phone Ext.</u>	<u>E-mail Address</u>
Planner:	Dan Carlson	4499	daniel.carlson@clark.wa.gov
Engineer (Trans. & Stormwater):	Paul Knox	4910	paul.knox@clark.wa.gov
Fire Marshal:	Tom Scott	3323	tom.scott@clark.wa.gov
Floodplain Specialist:	Steve Hale	4219	steve.hale@clark.wa.gov
West Team Leader:	Susan Ellinger	4272	susan.ellinger@clark.wa.gov
Engineer Supervisor: (Trans. & Stormwater):	Richard Drinkwater, P.E.	4492	richard.drinkwater@clark.wa.gov

Comp Plan Designation: Urban Low Density Residential

Zoning: R1-6

Applicable Laws:

Clark County Code Sections: 12.05A (Transportation); 12.41 (Concurrency); 13.29 (Stormwater and Erosion Control Ordinance); 13.04 (Flood Control District); 13.08A (Sewer); 13.36 (Wetlands); 13.40A (Water); 15.12 (Fire); 17.105 (Lot Determination); 17.301 (Subdivision); 18.65 (Impact Fees); 18.327 (Flood Plain Combining Districts); 18.308 (Single-Family Residential); 18.411 (Interpretations and Exceptions); 18.501 (Variance); 18.600 (Procedures); 20.06 (SEPA) and RCW 58.17 (State Platting Laws).

Neighborhood Association/Contact:

Andresen/St. Johns Neighborhood Association
Deborah Hoffman, President
7318 NE 61st Avenue
Vancouver, WA 98661

Time Limits:

The application was determined to be fully complete on August 14, 2003 (Ex. 14). Therefore, the County Code requirement for issuing a decision within 92 days lapses on November 14, 2003. The State requirement for issuing a decision within 120 calendar days lapses on December 12, 2003.

Vesting:

An application is reviewed against the subdivision, zoning, transportation, stormwater and other land development codes in effect at the time a fully complete application for preliminary approval is submitted. If a pre-application conference is required, the application shall earlier contingently vest on the date the fully complete pre-application is filed. Contingent vesting requires that a fully complete application for substantially the

same proposal is filed within 180 calendar days of the date the county issues its pre-application conference report.

A pre-application conference on this matter was held on February 27, 2003. The pre-application was determined to be contingently vested as of February 5, 2003.

The fully complete application was submitted on and determined to be fully complete on August 14, 2003. Given these facts the application is vested on February 5, 2003.

There are not any disputes regarding vesting.

Public Notice:

Notice of application and public hearing was mailed to the applicant, the Andresen/St. Johns Neighborhood Association, and property owners within 300 feet of the site on August 26, 2003. One sign was posted on the subject property and two within the vicinity on October 15, 2003. Notice of the SEPA Determination and public hearing was published in the "Columbian" Newspaper on October 15, 2003.

Public Comments:

No public comments were received for this application.

Project Overview

The subject property is located between NE 56th Avenue and NE 58th Avenue south of NE 68th Street. The site contains three residences with accessory buildings. A portion of the site is shown within the floodplain on F.I.R.M. maps. The subject property is zoned R1-6, and surrounding properties are zoned R1-6 and R-12. Surrounding uses consist of single-family dwellings and small farm and orchard operations, as well as an industrial use located to the east. The applicant is requesting to subdivide an approximate 6.23-acre parcel into 34 single-family residential lots in the R1-6 zone district utilizing the density transfer provisions. This application includes requests for subdivision, SEPA, variance, floodplain, and road modification approval.

Staff Analysis

Staff first analyzed the proposal in light of the 16 topics from the Environmental Checklist (see list below). The purpose of this analysis was to identify any potential adverse environmental impacts that may occur without the benefit of protection found within existing ordinances.

- | | |
|---------------------------------|--|
| 1. Earth | 9. Housing |
| 2. Air | 10. Aesthetics |
| 3. Water | 11. Light and Glare |
| 4. Plants | 12. Recreation |
| 5. Animals | 13. Historic and Cultural Preservation |
| 6. Energy and Natural Resources | 14. Transportation |
| 7. Environmental Health | 15. Public Services |
| 8. Land and Shoreline Use | 16. Utilities |

Then staff reviewed the proposal for compliance with applicable code criteria and standards in order to determine whether all potential impacts will be mitigated by the requirements of the code.

Staff's analysis also reflects review of agency and public comments received during the comment period, and knowledge gained through a site visit.

Major Issues:

Only the major issues, errors in the development proposal, and/or justification for any conditions of approval are discussed below. Staff finds that all other aspects of this proposed development comply with the applicable code requirements, and, therefore, are not discussed below.

LAND USE:

Finding 1 – Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use
Site	UL	R1-6	3 Single-family residences with accessory buildings
North	UL	R1-6	Single-family residences
East	UL	R1-6	Single-family residence with industrial use
South	UL	R1-6	Vacant/Orchard
West	UL	R1-6	Single-family residences

Finding 2

Latecomer's fees are due prior to Final Plat approval to pay for the benefits derived from road improvements previously built by others. Latecomer's fees for this project are as follows:

- Parcel 106330 has \$691.84 in fees attached
- Parcel 106300 has \$1,757.68 in fees attached

(See Condition A-1)

Finding 3

The applicant has requested a variance to reduce the required side yard setbacks from 5 feet to 4 feet, and to reduce required front yard setbacks from 20 to 18 feet (See Exhibit 21). This variance request would apply to the entire development. According to CCC 18.501.005(D), this request shall be combined with the subdivision application and reviewed under a Type III process.

In order to grant approval of the variance, CCC 18.501.005(C) requires that the examiner find, based on substantial evidence in the record, that the applicant has sustained the burden of proving the variance(s) complies with all of the following:

1. Granting the variance(s) will not substantially detract from the livability or appearance of a residential area or from the desired character of a nonresidential area, or the variance(s) will substantially enhance the livability or appearance of a residential area or the desired character of a nonresidential area, such as by preserving or protecting significant natural, scenic, historic, cultural, open space or energy resources;

The applicant indicates that the reduced front yard setback will make a more intimate streetscape and enhance the sense of community while at the same time giving the individual lots increased private space in the rear yard. Staff generally agrees with this argument, and also notes that CCC 18.406.020(H) (Townhouse Developments) allows front yard setbacks of 18 feet and CCC 18.311.031 (Residential Districts) could allow 4-foot side yard setbacks for single-family residences. This suggests that the county code does not consider the reduced setbacks as a substantial detractor from the livability of a residential area. Therefore, staff finds that criteria C1 has been met.

2. If variances to more than one (1) regulation are being requested, the cumulative effect of the variances shall be consistent with the purpose of the zone in which the site is situated;

The applicant argues that the cumulative effect of the small reduction in required setbacks would not prohibit the site from being consistent with this purpose. Staff does not agree with this argument because one of the effects of granting the variances would be to grant a variance to a qualifying standard of the density transfer provisions.

According to CCC 18.411.015(B)(2)(c)(ii) and Table 18.411.015-A, interior lots shall have a minimum useable area of 2,500 square feet in order to qualify for density transfer. Minimum useable area is the portion of the lot excluding yard setbacks and easements. Without granting the variances, several of the interior lots would not meet the minimum useable area requirement. If the variances are granted, however, all of the proposed lots will comply with this requirement. Based on this review, staff finds that the cumulative effect includes a request for variance to a qualifying standard of the density transfer provisions. CCC 18.501.005(A) does not allow the granting of a variance to qualifying standards for programs such as density transfer. Therefore, staff does not find that criteria C2 has been met.

3. Adverse impacts resulting from the variance(s) are mitigated to the extent practical;

The applicant indicates that no adverse impacts are anticipated as a result of granting the variances. As discussed in #1 above, the code does contemplate similar setbacks for residential areas, and staff can assume from this that no adverse impacts are anticipated by the code as well. Therefore, staff finds that criteria C3 has been met.

4. The variance(s) does not substantially impair or impede the availability or safety of access that would otherwise exist for vehicles or for pedestrians, or alternative access is provided.

Staff does not find that granting the variances would impact pedestrian circulation or safety because the sidewalk will be constructed within the street right-of-way and would still be separated from the dwellings by at least 18 feet. Vehicular access and circulation will not be affected by this reduction in the required setbacks. Therefore, staff finds that criteria C4 has been met.

Because the applicant has not sustained the burden of proving that the variances comply with criteria C2, staff does not support the applicant's request to reduce the required side yard and front yard setbacks for the entire development.

The existing house on Lot 2 is shown at 18.3 feet from the front property line after the required right-of-way has been dedicated to Clark County. Staff does not support approval of the variance request to reduce all of the front yard setbacks to 18 feet, but does support the reduction of the front yard setback for the existing residence on Lot 2 based on the following:

1. The applicant proposes to encroach into the normal setback by 1.7 feet for this existing residence. Because the reduction is only 1.7 feet and because it is for an existing residence, staff finds that this will not result in a difference perceptible to the eyes of neighbors or the public, and therefore will not substantially detract from the livability or appearance of the residential area. Therefore, staff finds that criteria C1 has been met.
2. A variance to only one standard would be required, therefore there will be no cumulative effect. Therefore, staff finds that criteria C2 has been met.
3. As discussed above, staff does not find that a variance to this standard will result in any perceptible impacts. Therefore, staff finds that criteria C3 has been met.
4. As discussed above, staff does not find that granting the variance to this standard will impact pedestrian circulation or safety because the sidewalk will be constructed within the street right-of-way and will still be separated from the dwelling by at least 18 feet. Vehicular access and circulation will not be affected by this reduction in setback. Therefore, staff finds that criteria C4 has been met.

Based on the above review, staff recommends that the examiner **approve** the applicant's request to reduce the front setback for Lot 2. Staff recommends that the examiner **deny** the applicant's request to reduce the front yard setbacks for the remaining lots, and to reduce the side yard setback for the entire development.

Finding 4

CCC 18.411.015 requires that interior lots contain a minimum usable lot area of 2,500 square feet. After excluding setbacks, several of the proposed interior lots do not comply with this requirement. The applicant is requesting a variance to both the front and side yard setbacks, which if approved may increase the useable area of these lots to above 2,500 feet. As discussed above, however, staff is recommending denial of the variance request. Therefore, the applicant shall revise the final plat so that all of the interior lots contain a minimum useable lot area of 2,500 square feet. (See Condition A-4)

Finding 5

CCC 18.411.015 (B)(2) states:

“The density for property developed in single-family zone districts, if encumbered by land identified as sensitive due to the presence of steep slopes, unstable land, historical or archaeological sites, wetlands and buffers, or other permanent physical development limitations as may be determined by the planning director or land voluntarily set aside for open space or commons as approved by the planning director, from the gross acreage may be transferred to the remaining unencumbered land areas on the same development site...”

The applicant is proposing to transfer density from an area encumbered by a portion of a 300-foot BPA easement (Tract “E”), and the storm drainage easement and sanitary sewer easement (Tract “G”) to the remaining unencumbered areas on the site using the density transfer provisions of CCC 18.411.015(B). The planning director has determined that Tracts “E” and “G” are eligible for density transfer, subject to the limitations listed in CCC 18.411.015 (B)(2).

Finding 6

CCC 18.308.060 requires a minimum lot size of 6,000 square feet for new lots in the R1-6 zone. CCC 18.411.015 allows a maximum lot density of 5.8 dwelling units per acre for the area from which density is being transferred. Therefore, allowable density calculations are as follows:

Total site area: 6.23 acres

Tract “E” and “G” area: .71 acres

Area deducted for right-of-way: 1.25 acres (20% of gross area of site)

Area of site not using density transfer: $6.23 - (1.25 + .71) = 4.27$ acres

Total lots allowed without density transfer: $(4.27 \times 43,560) / 6,000$ square feet = 31 lots

Total lots transferred: $.71 \times 5.8 = 4$ lots

Total lots allowed for this application: $31 + 4 = 35$ lots

The applicant is proposing 34 units, which therefore is in compliance with these requirements.

Finding 7

All of the existing structures on the site shall be removed prior to final plat approval, with the exception of the existing residences to remain on proposed Lots 2 and 29. (See Condition A-2) These residences meet all applicable standards, including setbacks, except as allowed through the recommended approval of the variance described in Finding 3.

Finding 8

Ownership of Tract “E” shall be noted on the face of the final plat. (See Condition A-3)

Finding 9

CCC 18.411.015(B)(2)(B) states, “A recorded covenant shall be placed on those areas or tracts from which density is transferred prohibiting any development of the parcel or tract inconsistent with its intended use.” Therefore, prior to final plat approval the

applicant shall provide a covenant for recording, or a copy of a recorded covenant, which prohibits any development of Tracts "E" and "G". (See Condition A-5)

Finding 10

With conditions of approval, staff finds the proposed land division will make appropriate provisions for the public health, safety, and general welfare of the community. Extension and connection of proposed residences to public sewer and water, as well as treatment of any future increase of stormwater runoff will be provided to protect groundwater supply and integrity. Impact fees will also be required to contribute a proportionate share toward the costs of school, park and transportation provisions, maintenance and services.

CRITICAL AREAS:

Finding 1

Staff reviewed the proposed BlossomWood Farm Subdivision for compliance with county floodplain regulations. The portion of the drainage way proposed for revision is the upper reach of Cold Creek that has been experiencing new development, with the creek being replaced with storm drain pipe sections interspersed with the channeled sections of the creek. Review of the county's GIS indicates that there is approximately 2.3 acres of 100-year Zone "A" designated floodplain within the site boundaries (see the attached Firm Panel). The 100-year floodplain is classified on the FIRM community-panel number 530024 0311 B (effective date August 2, 1982) as zone "A", "*Area of 100-year flood; base flood elevations and flood hazard factors not determined*". It appears that all or portions of lots 3, 4, 8-12, 15-24, 33 & 34 encroach into the Zone "A" floodplain boundary as shown on the effective FIRM Panel. These lots would normally be subject to the existing requirements of CCC 18.327. However, this development proposes to replace the Cold Creek channel and existing 24" culvert pipe through the site and under NE 58th Avenue with an equivalent capacity storm drain system connecting to the existing 54" corrugated metal pipe from the northwest. It is the intent of the applicant to replace the existing Cold Creek channel with an underground storm drain system that provides adequate capacities. This proposal would eliminate the flood hazard area from the property. The applicant has proposed to perform a Letter of Map Change (LOMC) as part of the development process in order to remove the FEMA designated flood zone entirely from the site. Since this project is being conditioned to perform a LOMC to remove the existing effective flood zone "A" designation from the property, the determination of a 100-year Base Flood Elevation (BFE) and/or minimum finished floor elevations will not be necessary when the approved LOMC becomes effective.

NOTES:

1. Review will expire after one year of date of issue. No extensions are permitted.
2. Mean Sea Level (msl) datum is National Geodetic Vertical Datum (NGVD) 1929(47)
3. A basin wide analysis of Cold Creek shall be completed. The upstream analysis shall begin at a critical studied location no less than one-quarter (¼) mile downstream of NE 58th Avenue, and analyzed for both the pre and post

development conditions. The analysis shall document that the proposal will have a no adverse impact and a “NO RISE” effect on flood levels at the critical studied location. The analysis is to be documented in the TIR. (See Conditions A-6 and A-7)

4. A Letter of Map Change (LOMC) shall be submitted to FEMA to revise the existing FIRM Panel's Zone “A” designation on the property. The LOMC must be approved and be affective before plat approval. (See Condition A-8)
5. At the time of final engineering plan review, it is determined that the LOMC application is not technically complete, or review is not substantially completed so as to assure a determination of approval by the FEMA consultants, or if denied outright, or the effective date of the approved LOMC is to be delayed beyond a reasonable time for plat approval, the applicant shall pay another fee for a new floodplain review to be completed before plat approval. This may result in further land use reviews being required. (See Condition A-9)

TRANSPORTATION CONCURRENCY:

County concurrency staff has reviewed the proposed BlossomWood Farm Subdivision consisting of a 32 lot subdivision. The proposed development is located north of NE 63rd Street, between NE 56th and NE 58th Avenue. The applicant's traffic study has estimated the weekday AM peak hour trip generation at 24 new trips, while the PM peak hour trip generation is estimated at 32 trips. The following paragraphs document two transportation issues for the proposed development.

ISSUE 1: CONCURRENCY

The applicant submitted a traffic study for this proposal in accordance with CCC 12.41.050(A) and is required to meet the standards established in CCC 12.41.080 for corridors and intersections of regional significance. The County's Traffix™ model includes the intersections of regional significance in the area and the County's model was used to evaluate concurrency compliance.

Finding 1 – Site Access

Level of Service (LOS) standards are not applicable to accesses that are not regionally significant; however, the LOS analysis provides information on the potential congestion and safety problems that may occur at the site access to the arterial and collector network. The accesses at NE 63rd Street/58th Avenue and NE 63rd Street/56th Avenue appear to maintain acceptable LOS.

Finding 2 – Operating LOS on Corridors

The proposed development was subject to concurrency modeling. The modeling results indicate that the operating levels comply with travel speed and delay standards. The applicant should reimburse the County for costs incurred in running the concurrency model. (See condition A-10)

Concurrency Compliance

The proposed development complies with the Concurrency Ordinance CCC 12.41 subject to the mitigation situation described above.

ISSUE 2: SAFETY

Where applicable, a traffic study shall address the following safety issues:

- traffic signal warrant analysis,
- turn lane warrant analysis,
- accident analysis, and
- any other issues associated with highway safety.

Mitigation for off-site safety deficiencies may only be a condition of approval on development in accordance with CCC 12.05.230. This ordinance states that “nothing in this chapter shall be construed to preclude denial of a proposed development where off-site road conditions are inadequate to provide a minimum level of service as specified in Chapter 12.41 CCC or a *significant* traffic or safety hazard *would be caused or materially aggravated* by the proposed development: provided that the developer may voluntarily agree to mitigate such direct impacts in accordance with the provisions of RCW 82.02.020.”

Finding 3 – Turn Lane Warrants

Turn lane warrants are evaluated at unsignalized intersections to determine if a separate left or right turn lane is needed on the uncontrolled roadway. The applicant's traffic study analyzed the roadways in the local vicinity of the site to determine if turn lane warrants are met. Turn lane warrants were not met at any of the unsignalized intersections analyzed in the applicant's traffic study; therefore, mitigation is not required.

Finding 4 – Historical Accident Situation

The applicant's traffic study analyzed the accident history at the regionally significant intersections; however, all of the historical accident rates at these intersections are below 1.0 accidents per million entering vehicles. Therefore, mitigation by the applicant is not required.

TRANSPORTATION:

Finding 1-Circulation Plan

The proposed development will extend NE 68th Street to connect to NE 58th Avenue, providing a potential route for east / west cross-circulation from NE 56th Avenue to NE 58th Avenue.

An irregularly shaped section of street will remain unfinished across an adjacent parcel of land, shown on the plans as Lot 1 of the Embleton Short Plat, approved on January 25, 1999 (SP97027). One of the conditions of approval for this short plat was to record a covenant running with the land binding the owner of Lot 1 to construct curb, sidewalk and roadway of that portion of NE 68th located on this lot. This short plat approval will expire unless it is recorded prior to January 25, 2004.

The applicant has met the requirement to provide for adequate cross circulation in accordance with CCC 12.05A.110.

Finding 2 – Roads

NE 56th Avenue and NE 58th Avenue, which abut the project on the west and east, respectively, are classified as “Neighborhood Circulator” roadways. The minimum required frontage improvements along these roads in accordance with CCC 12.05A, Standard Drawing #13, include:

- A minimum half-width right-of-way of 27 feet
- A minimum half-width roadway of 18 feet
- Curb and gutter
- Minimum sidewalk width of 5 feet

NE 66th Court, NE 57th Avenue, and NE 68th Street are on-site roadways classified as “Local Residential” roads. The minimum required improvements for these roads in accordance with CCC 12.05A, Standard Drawing #14, include:

- A minimum width right-of-way of 46 feet
- A minimum width roadway of 28 feet
- Curb and gutter
- Minimum sidewalk width of 5 feet

The applicant proposes a cul-de-sac at the terminus of NE 66th Court which has a 34.5-foot radius at the face of curb, rolled curb and gutter, and an attached thickened 5-foot wide sidewalk, in accordance with CCC 12.05A, Standard Drawing #29. Because the thickened sidewalk is essential to the site’s accessibility to fire protection equipment, this sidewalk shall be constructed with the street improvements and accepted prior to Final Plat approval. (See Condition A-11)

The stubbed portion of NE 68th Street extended to the northwest corner of the site is less than 150 feet in length, so no turnaround is required.

Finding 3 - Access

All driveways shall comply with the Transportation Standards and the requirements of the Fire Marshal. The Fire Marshal’s requirements shall take precedence when they are more stringent than the Transportation Standards.

Show the locations of driveways serving all corner residential lots on the construction plans.

Finding 4 – Sight Distance

The approval criteria for sight distances are found in CCC 12.05A.250. This section establishes minimum sight distances at intersections and driveways. (See Condition A-12)

Finding 5 – Pedestrian/Bicycle Circulation

All sidewalks, driveway aprons, trails and road intersections shall comply with the Americans with Disabilities Act.

Finding 6 - Road Modifications

- a. **Approval Criterion** - If the development cannot comply with the Transportation Standards, modifications may be granted in accordance with the procedures and conditions set out in CCC 12.05A.660. The request shall meet one (or more) of the following four specific criteria:
- (i) *Topography, right-of-way, existing construction or physical conditions, or other geographic conditions impose an unusual hardship on the applicant, and an equivalent alternative, which can accomplish the same design purpose, is available.*
 - (ii) *A minor change to a specification or standard is required to address a specific design or construction problem, which, if not enacted, will result in an unusual hardship.*
 - (iii) *An alternative design is proposed which will provide a plan equal to or superior to these standards.*
 - (iv) *Application of the standards of the Transportation Standards to the development would be grossly disproportional to the impacts created.*
- b. **Modification Requests** - The applicant has requested the following road modifications:
- The applicant is requesting a road modification to construct only a partial sidewalk on the north side of the proposed extension of NE 68th Street.
 - The applicant is requesting a road modification to construct the proposed extension of NE 68th Street as a shed section instead of the County Standard crown section.

Applicant's comments

- The applicant is proposing to build the sidewalk from the intersection of NE 68th Street and NE 58th Avenue west to the westerly property line of Lot 4 of the Embleton Short Plat (SP97027). Lots 1, 2 and 3 of the Embleton Short Plat can make the sidewalk improvements when those houses are constructed.
- The applicant would like to construct NE 68th Street as a shed section to enable storm water to be served from the south side of the road.

Staff's Evaluation

- The alignment of NE 68th Street creates a narrow strip of land between the north right-of-way and the boundary between the project and the Embleton properties. Three of the proposed lots within the Embleton Short Plat will be accessed from NE 68th Street. However, they can only do so if they are granted access over this strip, which has been divided into separate tracts whose boundaries correspond to the lot lines of the short plat above. The applicant indicates on preliminary plans that these separate tracts, identified as Tracts A, B, and C will be conveyed to the adjacent lots to the north, presumably subject to the provision that the benefiting properties construct this sidewalk prior to issuance of Occupancy Permits for the lots in question.

The county's interest is that this sidewalk be built, and takes no issue with which party actually does the work. However, the county is not in a position to enforce an agreement between the two separate parties. If the applicant can provide a

written agreement, in a form acceptable to the county, from the adjacent property owner stating his acceptance of the responsibility to construct this sidewalk, this request may be approved. Otherwise, the applicant shall construct the sidewalk along NE 68th Street to the northern boundary of the site. (See Condition A-13)

- The applicant's proposal is potentially acceptable, provided the final engineering plans and stormwater report clearly demonstrate compliance with county conveyance standards (CCC 13.29.310 (D)). Specific areas of concern to be addressed are the transition between the normal crown and shed section, and the manner in which runoff from NE 58th Avenue will be managed at the northeast curb return at the intersection of NE 68th Street and NE 58th Avenue. (See Condition A-14)

c. **Staff Recommendations** - Based on the findings and the provisions of the Transportation and Stormwater Standards, staff recommends **Approval** of the requested modifications, subject to Conditions A-11 to A-14, since the criteria as described in Section CCC 12.05A.660(1)(a)(iii) are met.

STORMWATER:

Finding 1 - Applicability:

The Stormwater and Erosion Control Ordinance CCC 13.29, adopted July 28, 2000, applies to development activities that results in 2,000 square feet or more of new impervious area within the urban area; the platting of single-family residential subdivisions in an urban area; and all land disturbing activities, except those exempted in Section 13.29.210.

The project will create more than 2000 square feet of new impervious surface, involves the platting of a single-family residential subdivision, and it is a land disturbing activity not exempted in section 13.29.210. Therefore, this development shall comply with the Stormwater and Erosion Control Ordinance, CCC 13.29.

Finding 2 - Stormwater Proposal:

As indicated in the preliminary stormwater report and shown on the plans, the proposed stormwater facility located in the southeastern portion of the site is comprised of a two-cell wet pond, designed to provide water quality treatment and stormwater detention for the site. The applicant also proposes to replace an existing 24-inch culvert under NE 58th Avenue with a 54-inch corrugated metal pipe and to replace a 285-foot length of open ditch, identified as Cold Creek, with two parallel 36-inch PVC pipes. The stormwater facilities are proposed to be owned and maintained by the county.

Finding 3 - Site Conditions and Stormwater Issues:

The site is generally open and covered with pasture grasses, with a few large trees scattered around the eastern portion of the site. Three houses and a number of outbuildings are located on the site. Site slopes vary from about 1% to 25%. Infiltration of the one hundred (100) year storm is the preferred method for stormwater disposal from development sites where local soil types and groundwater conditions are suitable. The soils which lie under the majority of the site are poorly suited to infiltration. As a

result, infiltration has not been proposed as the method of stormwater disposal, and the applicant has not submitted a soil analysis report.

Cold Creek, a drainage course contained in a deep trapezoidal channel with steep side slopes, runs through the site. This channel has been placed in large pipes at both ends. At the upstream end, the existing 24-inch culvert discussed above crosses beneath NE 58th Avenue. At the downstream end 54-inch corrugated metal pipe approximately 430 feet in length conveys flows through the western portion of the site, across the adjoining Opp's Acres subdivision to the west, and crosses beneath NE 56th Avenue. This drainage course is fed by stormwater runoff from a large drainage basin located upstream from the project site, and has a floodplain associated with it. Many of the stormwater issues for the site will be determined by the requirements of the county Floodplain Permit. (See Floodplain Section). The applicant shall design stormwater management facilities to comply with the requirements of CCC 13.04 Floodplain Areas Ordinance. (See Condition A-15)

The design of the wet pond and site collection and conveyance system will be dependent upon the hydraulic grade line of Cold Creek as it passes through these larger pipes. In accordance with the requirements of CCC 13.29.310 (D), storm sewer pipes in the project shall be designed to operate in an open flow regime except during the one hundred year storm. (See Condition A-16)

In accordance with CCC 13.29.310.D.12, stormwater easements shall be provided to the county for access and maintenance of all stormwater management systems within the development site, which are to be maintained by the county. The minimum widths of easements shall be 20 feet, although increased widths may be required to insure adequate area for equipment access and maintenance. Acceptable provisions for access to the stormwater pond by maintenance equipment shall be provided. (See condition of approval A-17)

In accordance with CCC 13.29.325, the stormwater pond shall be fenced. The size and type of fence shall be determined during review and approval of the final construction plans. (See condition of approval A-18)

Conclusion:

Based upon the development site characteristics, the proposed stormwater plan and the requirements of the County's stormwater ordinance, staff concludes that the proposed preliminary stormwater plan (subject to conditions A-15 to A-18) is feasible. Therefore, the requirements of the preliminary plan review criteria are satisfied.

FIRE PROTECTION:

Finding 1

Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process. (See Condition B-2)

Finding 2

Fire flow in the amount of 1,000 gallons per minute supplied for a 60-minute duration is required for this application. Prior to final plat approval the applicant shall submit proof from the water purveyor indicating that the required fire flow is available at the site. Water mains supplying fire flow and fire hydrants shall be installed, approved, and operational prior to final plat approval. (See Condition A-19)

Finding 3

Fire hydrants are required for this application. The indicated number and spacing of new and existing fire hydrants is adequate. (See Condition A-20)

Finding 4

Unless waived by the fire district chief, fire hydrants shall be provided with appropriate 'storz' adapters for the pumper connection. (See Condition A-21)

Finding 5

The local fire district chief approves the exact locations of fire hydrants. As a condition of approval, the applicant shall contact Vancouver Fire Department at (360) 696-8166 to arrange for location approval. (See Condition A-22)

Finding 6

The applicant shall provide and maintain a six-foot clear space completely around every fire hydrant. (See Condition A-23)

Finding 7

Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application meet the requirements of the Clark County Road Standards. The applicant shall provide an unobstructed vertical clearance of not less than 13.5 feet, with an all weather driving surface capable of supporting the imposed loads of fire apparatus. (See Condition E-8)

Finding 8

Approved fire apparatus turnarounds are required for this project. The indicated provisions for turning around fire apparatus meet the requirements of the Clark County Road Standards.

WATER & SEWER SERVICE:

Finding #1

The site will be served by City of Vancouver water and sewer. A letter from the City of Vancouver (Ex. 9, tab 11) confirms that service is available to the site.

Finding #2

Submittal of a "Health Department Evaluation Letter" and acceptable "Health Department Well/Septic Abandonment Letter" (if required from the Health Department Evaluation Letter) are required as part of the Final Construction Plan Review application. The Health Department Evaluation Letter serves as confirmation that the Health Department conducted an evaluation of the site to determine if existing wells or septic systems are on the site, and whether any structures on the site have been/are

hooked up to water and/or sewer. The Department Well/Septic Abandonment Letter will confirm that all existing wells and/or septic systems have been abandoned, inspected and approved by the Health Department (if applicable). (See condition E-7)

IMPACT FEES:

Finding 1

With the exception of two existing homes to remain on lots identified on the face of the plat, Park (PIF), Traffic (TIF), and School (SIF) Impact Fees shall apply to the lots within this development. The site is within Park Facility Plan District No. 7 which has a total PIF of \$1,885.00 per lot (Acquisition - \$1,445, Development - \$440), the Orchards Traffic District which has a TIF of \$1,293.39 per lot, and the Vancouver School District which has a SIF of \$1,725.00 per lot. (See Condition B-1)

If a building permit application is received more than three years following the preliminary plat approval, the Impact Fees will be recalculated according to the then current ordinance. This shall be noted on the face of the final plat (See Condition D-4).

SEPA DETERMINATION

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be addressed through conditions of approval), or;
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Determination:

Determination of Non-Significance (DNS). Clark County, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (e). This decision was made after review of a completed environmental checklist and other information on file with the County.

Date of Publication & Comment Period

Publication date of this DNS is October 15, 2003, and is issued under WAC 197-11-340. The lead agency will not act on this proposal until the close of the 14-day comment period, which ends on October 29, 2003.

Public Comment Deadline:
October 29, 2003

SEPA Appeal Process:

An **appeal** of this SEPA determination and any required mitigation must be filed with the Department of Community Development within fourteen (14) calendar days from the date of this notice. The SEPA appeal fee is **\$175**.

A **procedural appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance). A **substantive appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

Issues of compliance with existing approval standards and criteria can still be addressed in the public hearing without an appeal of this SEPA determination.

Both the **procedural and substantive appeals** must be filed within fourteen (14) calendar days of this determination. Such appeals will be considered in the scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Appeals must be in writing and contain the following information:

1. The case number designated by the County and the name of the applicant;
2. The name and signature of each person or group (petitioners) and a statement showing that each petitioner is entitled to file an appeal as described under Section 18.600.100 (A) of the Clark County Code. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative with the Development Services Manager. All contact with the Development Services Manager regarding the petition, including notice, shall be with this contact person;
3. A brief statement describing why the SEPA determination is in error.

The decision of the Hearing Examiner on any SEPA procedural appeal can not be appealed to the Board of County Commissioners, but must pursue judicial review.

Staff Contact Person:

Dan Carlson, (360) 397-2375, ext. 4499.
Susan Ellinger, (360) 397-2375, ext. 4272.

Responsible Official:

Michael V. Butts
Department of Community Development
1408 Franklin Street

P.O. Box 9810
Vancouver, WA 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.co.clark.wa.us>

RECOMMENDATION

Based upon the proposed plan (identified as Exhibit 7), and the findings and conclusions stated above, staff recommends the Hearings Examiner **APPROVE** this request, subject to the understanding that the applicant is required to adhere to all applicable codes and laws, and is subject to the following conditions of approval:

Conditions of Approval

A. Final Plat: Conditions that must be met prior to Final Plat approval and recording; or if improvements are approved by the county for bonding, such conditions shall be met prior to issuance of Building Permits

- A-1** The applicant shall pay the required latecomer fees. (See Land Use Finding 2)
- A-2** All of the existing structures on the site shall be removed, with the exception of the existing residences to remain on proposed Lots 2 and 29. (See Land Use Finding 7)
- A-3** Ownership of Tract "E" shall be noted on the face of the final plat. (See Land Use Finding 8)
- A-4** The applicant shall revise the final plat so that all of the interior lots contain a minimum useable lot area of 2,500 square feet. (See Land Use Finding 4)
- A-5** The applicant shall provide a covenant for recording, or copy of a recorded covenant, which prohibits any development of the Tracts "E" and "G". (Land Use Finding 9)
- A-6** A basin wide analysis of Cold Creek shall be completed. The upstream analysis shall begin at a critical studied location no less than one-quarter (¼) mile

downstream of NE 58th Avenue, and analyzed for both the pre and post development conditions. The analysis shall conclude that the proposal will have a no adverse impact and a “NO RISE” effect on flood levels at the critical studied location. The analysis is to be documented in the TIR. (See Critical Areas Finding 1)

- A-7** The responsible engineer for this project shall stamp and sign a statement to be included in the TIR, that certifies that to the best of his professional knowledge and abilities the proposed improvements will have no adverse affect and a “NO RISE” impact to the existing creek to within one quarter mile of the project boundaries. (See Critical Areas Finding 1)
- A-8** A Letter of Map Change (LOMC) shall be submitted to FEMA to revise the existing FIRM Panel’s Zone “A” designation on the property. The LOMC must be approved and be affective before plat approval. A copy of the LOMC letter received from FEMA shall be submitted to the Department of Community Development, Engineering Services, Floodplain Specialist for review. (See Critical Areas Finding 1)
- A-9** At the time of final engineering plan review, it is determined that the LOMC application is not technically complete, or review is not substantially completed so as to assure a determination of approval by the FEMA consultants, or if denied outright, or the effective date of the approved LOMC is to be delayed beyond a reasonable time for plat approval, the applicant shall pay another fee for a new floodplain review to be completed before plat approval. This may result in further land use reviews being required. (See Critical Areas Finding 1)
- A-10** The applicant shall reimburse the County for the cost of concurrency modeling incurred in determining the impact of the proposed development, in an amount not to exceed \$1,500. The reimbursement shall be made within 60 days of issuance of the Staff Report with evidence of payment presented to staff at Clark County Public Works. (See Transportation Concurrency Finding 2)
- A-11** The 5-foot wide thickened sidewalk shall be constructed on the frontage of the cul-de-sac at the terminus of NE 66th Court. (See Transportation Finding 2)
- A-12** Proposed intersections and driveways shall be constructed accordance with the sight distance requirements of CCC 12.05A.250. (See Transportation Finding 4)
- A-13** Sidewalk shall be constructed across the frontages of those parcels identified as Tracts A and B on the preliminary plat unless the applicant can provide a written agreement, in a form acceptable to the county, from the adjacent property owner stating his acceptance of the responsibility to construct this sidewalk. (See Transportation Finding 6)
- A-14** NE 68th Street shall be constructed as a normally crowned street section unless the applicant can demonstrate, as determined during final plan approval, that a “shed roof” section design can acceptably convey stormwater throughout the site

in compliance with the requirements of CCC 13.29.310 (D), including, but not limited to:

- (i) NE 68th Street from the north curb gutter through the transition to the shed section, and
- (ii) At the northeast curb return at the intersection of NE 68th Street and NE 58th Avenue. (See Transportation Finding 6)

- A-15** The applicant shall design stormwater management facilities to comply with the requirements of CCC 13.04 Floodplain Areas Ordinance. (See Storm Finding 3)
- A-16** The applicant shall design stormwater management facilities to maintain open channel flow regime except during the one hundred year storm. (See Storm Finding 3)
- A-17** Stormwater easements shall be provided to the county for access and maintenance of all stormwater management systems within the development site. Acceptable provisions for access to the stormwater pond by maintenance equipment shall be provided. (See Storm Finding 3)
- A-18** The stormwater pond shall be fenced. The size and type of fence shall be determined during review and approval of the final construction plans. (See Storm Finding 3)
- A-19** Fire flow in the amount of 1,000 gallons per minute supplied for a 60-minute duration is required for this application. Prior to final plat approval the applicant shall submit proof from the water purveyor indicating that the required fire flow is available at the site. Water mains supplying fire flow and fire hydrants shall be installed, approved, and operational prior to final plat approval. (See Fire Protection Finding 2)
- A-20** Fire hydrants are required for this application. The indicated number and spacing of new and existing fire hydrants is adequate. (See Fire Protection Finding 3)
- A-21** Unless waived by the fire district chief, fire hydrants shall be provided with appropriate 'storz' adapters for the pumper connection. (See Fire Protection Finding 4)
- A-22** The local fire district chief approves the exact locations of fire hydrants. As a condition of approval, the applicant shall contact Vancouver Fire Department at (360) 696-8166 to arrange for location approval. (See Fire Protection Finding 5)
- A-23** The applicant shall provide and maintain a six-foot clear space completely around every fire hydrant. (Fire Protection Finding 6)

B. Conditions that must be met prior to issuance of Building Permits

B-1 Impact fees shall be paid prior to issuance of a building permit for each lot as follows:

- Park Impact Fees: \$1,885.00 (Park District No. 7)
(Acquisition - \$1,445, Development - \$440)
- Traffic Impact Fees: \$1,293.39 (Orchards Traffic District)
- School Impact Fees: \$1,725.00 (Vancouver School District)

(See Impact Fee Finding 1)

B-2 Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process. (See Fire Protection Finding 1)

D. Notes Required on Final Plat

The following notes shall be placed on the final plat:

D-1 Archaeological:

"If any cultural resources are discovered in the course of undertaking the development activity, the Office of Archaeology and Historic Preservation in Olympia and Clark County Community Development shall be notified. Failure to comply with these State requirements may constitute a Class C Felony, subject to imprisonment and/or fines."

D-2 Land Near Bonneville Power Administration Power Lines:

"Studies have been conducted regarding potential health effects from long-term exposure to electric and magnetic fields adjacent to or near high current electrical power lines. These studies have not been conclusive and the scientific issue is unresolved. There are presently no Washington State or Federal health standards pertaining to electro-magnetic field (EMF) exposures from power lines. For additional information about power line right of way and EMF, contact the Bonneville Power Administration."

D-3 Mobile Homes:

"Placement of Mobile Homes is prohibited."

D-4 Impact Fees:

"In accordance with CCC 18.65, except for two lots designated on the final plat as waived, the School, Park and Traffic Impact Fees for each dwelling in this subdivision are: \$1,885.00 (\$1,445 - Acquisition; \$440 - Development for Park District No. 7), \$1,293.39 (Orchards TIF sub-area) and \$1,725.00 (Vancouver School District), respectively. The impact fees for lots on this plat shall be fixed for a period of three years, beginning from the date of preliminary plat approval, dated _____, and expiring on _____. Impact fees for permits

applied for following said expiration date shall be recalculated using the then-current regulations and fees schedule."

D-5 Sidewalks:

"Prior to issuance of occupancy permits, sidewalks shall be constructed along all lots as noted."

D-6 Utilities:

"An easement is hereby reserved under and upon the exterior six (6) feet at the front boundary lines of all lots for the installation, construction, renewing, operating and maintaining electric, telephone, TV, cable, water and sanitary sewer services. Also, a sidewalk easement, as necessary to comply with ADA slope requirements, shall be reserved upon the exterior six (6) feet along the front boundary lines of all lots adjacent to public streets."

D-7 Critical Aquifer Recharge Areas:

"The dumping of chemicals into the groundwater and the use of excessive fertilizers and pesticides shall be avoided. Homeowners are encouraged to contact the State Wellhead Protection program at (206) 586-9041 or the Washington State Department of Ecology at 800-RECYCLE for more information on groundwater /drinking supply protection."

D-8 Erosion Control:

"Building Permits for lots on the plat shall comply with the approved erosion control plan on file with Clark County Building Department and put in place prior to construction."

D-9 Driveways:

"All residential driveway approaches entering public roads are required to comply with CCC 12.05A."

E. Standard Conditions

This development proposal shall conform to all applicable sections of the Clark County Code. The following conditions shall also apply:

Land Division:

E-1 Within 5 years of preliminary plan approval, a Fully Complete application for Final Plat review shall be submitted.

E-2 Prior to recording the final plat, the applicant shall submit information (per CCC 17.301.100) verifying that the required land division landscape has been installed in accordance with the approve landscape plan(s).

Floodplain:

E-3 The Applicant verifies: a) that the information provided is in accordance with Chapter 18.327 (Flood Plain Combining Districts) of the Clark County Code; and

b) that engineering, grading and any structural design will be in accordance with Chapter 18.327 and 13.29. The applicant is responsible for ensuring that all design and construction professionals obtain and thoroughly review these permit conditions, Chapter 18.327, and FEMA's Letter of Map Change (LOMC) application requirements prior to commencing any design or construction work associated with this application.

- E-4** The requirements of Chapter 18.327 are considered to be part of this permit. Chapter 18.327 and these permit conditions take precedence over any less restrictive conflicting County or local laws, ordinances or codes.
- E-5** The criteria established in Chapter 18.327 and conditions stated on this permit are minimum requirements only. Clark County review is for conformance with minimum standards of Chapter 18.327 of the Clark County Code only, and does not relieve the Applicant, the Applicant's engineer, and the Applicant's architect from responsibility for the design.
- E-6** Applicant is to supply copies for review of all applicable permits required from federal, and state agencies. I.e.; HPA, NWP #27, DOE verification, and wetland/habitat mitigation plans if applicable, and SEPA. All required federal, state and local permits are hereby made part of these conditions.

Water Wells and Septic Systems:

- E-7** Submittal of a "Health Department Evaluation Letter" and acceptable "Health Department Well/Septic Abandonment Letter" (if required from the Health Department Evaluation Letter) are required as part of the Final Construction Plan Review application.

Fire Protection:

- E-8** The applicant shall provide an unobstructed vertical clearance of not less than 13.5 feet, with an all weather driving surface capable of supporting the imposed loads of fire apparatus. (See Fire Protection Finding 7)

Pre-Construction Conference:

- E-9** Prior to construction or issuance of any grading or building permits, a pre-construction conference shall be held with the County.

Erosion Control:

- E-10** Prior to construction, the applicant shall submit and obtain County approval of a final erosion control plan designed in accordance with CCC 13.29 or 13.27A (as applicable per the vesting date).
- E-11** For land divisions, a copy of the approved erosion control plan shall be submitted to the Chief Building Official prior to final plat recording.

E-12 Prior to construction, erosion/sediment controls shall be in place. Sediment control facilities shall be installed that will prevent any silt from entering infiltration systems. Sediment controls shall be in place during construction and until all disturbed areas are stabilized and any erosion potential no longer exists.

E-13 Erosion control facilities shall **not** be removed without County approval.

Excavation and Grading:

E-14 Excavation/grading shall be performed in compliance with Appendix Chapter 33 of the Uniform Building Code (UBC).

E-15 Site excavation/grading shall be accomplished, and drainage facilities shall be provided, in order to ensure that building foundations and footing elevations can comply with CCC 14.04.252.

Stormwater:

E-16 Prior to construction, the applicant shall submit and obtain County approval of a final stormwater plan designed in conformance to CCC 13.29.

Transportation:

E-17 Prior to construction, the applicant shall submit and obtain County approval of a final transportation design in conformance to CCC 12.05.

Note: Any additional information submitted by the applicant within fourteen (14) calendar days prior to or after issuance of this report, may not be considered due to time constraints. In order for such additional information to be considered, the applicant may be required to request a hearing extension and pay half the original review fee.

**HEARING EXAMINER DECISION
AND APPEAL PROCESS**

This report to the Hearing Examiner is a recommendation from the Development Services Division of Clark County, Washington.

The Examiner may adopt, modify or reject this recommendation. The Examiner will render a decision within 14 calendar days of closing the public hearing. The County will mail a copy of the decision to the applicant and neighborhood association within 7 days of receipt from the Hearing Examiner. All parties of record will receive a notice of the final decision within 7 days of receipt from the Hearing Examiner.

An **appeal** of any aspect of the Hearing Examiner's decision, except the SEPA determination (i.e., procedural issues), may be appealed to the Board of County Commissioners only by a party of record. A party of record includes the applicant and those individuals who signed the sign-in sheet or presented oral testimony at the public hearing, and/or submitted written testimony prior to or at the Public Hearing on this matter.

The appeal shall be filed with the Board of County Commissioners, Public Service Center, 1300 Franklin Street, Vancouver, Washington, 98668, within fourteen (14) calendar days from the date the notice of final land use decision is mailed to parties of record.

Any appeal of the final land use decisions shall be in writing and contain the following:

1. The case number designated by the County and the name of the applicant;
2. The name and signature of each person or group (petitioners) and a statement showing that each petitioner is entitled to file an appeal as described under Section 18.600.100 (A) of the Clark County Code. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative with the Development Services Manager. All contact with the Development Services Manager regarding the petition, including notice, shall be with this contact person;
3. The specific aspect(s) of the decision and/or SEPA issue being appealed, the reasons why each aspect is in error as a matter of fact or law, and the evidence relied, on to prove the error; and,
4. If the petitioner wants to introduce new evidence in support of the appeal, the written appeal also must explain why such evidence should be considered, based on the criteria in subsection 18.600.100 (D)(2).
5. A check in the amount of **\$263** (made payable to the Clark County Board of County Commissioners).

Attachments:

- Copy of SEPA Checklist
- Copy of Vicinity Map
- Copy of Proposed Preliminary Plan
- Exhibit List

A copy of the approved preliminary plan, SEPA Checklist and Clark County Code are available for review at:

**Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA. 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011**

A copy of the Clark County Code is also available on our Web Page at:
Web Page at: <http://www.clark.wa.gov>